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WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
3257ikea.ce; RW01

10005092
02/15/2007 12:17 PM \$19.00
Book - 9422 Pg - 7927-7930
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: KLD, DEPUTY - WI 4 P.

Space above for County Recorder's use
PARCEL I.D.# 27-36-476- 013,012,014,008

NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT GRANT
UT 22437

IKEA PROPERTY INC., a corporation of the State of Delaware, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, "Grantee", its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive right-of-way and easement (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") within the Grantor's Property (defined below), in the following area: Ten feet on each side of the centerlines shown on the plat attached hereto and made a part hereof as Exhibit "A", and labeled as "Easement Area", which Easement Area is within that certain development known as IKEA RETAIL SUBDIVISION, in the vicinity of 67 W. IKEA WAY, Draper Utah ("Grantor's Property") which development is more particularly described as:

Land of the Grantor located in the Southeast Quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian;

Lot 1, Lot 2, Lot 6, and Lot 8, of IKEA Retail Subdivision according to the official plat on file with the Salt Lake County Recorder, State of Utah

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require, with the right of reasonable ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantee shall employ reasonable efforts to coordinate work schedules with Grantor to avoid interference with Grantor's use of the Easement Area and Grantor's Property. Grantor shall have the right to use the surface of the Easement except for the

purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee, which consent shall not be unreasonably withheld; provided, however, that nothing contained herein shall prohibit Grantor from building or constructing, or permitting to be built or constructed curb and gutter, sidewalks, asphalt driveways, pavement, landscaping or similar improvements over and across said right-of-way, so long as said improvements do not damage said facilities. In the event that any of the improvements allowed under this Non-Exclusive Right of Way and Easement Grant are removed or damaged during any construction, maintenance or repair of the Facilities by Grantee, Grantee shall replace or repair same as nearly as practicable to the condition existing immediately prior to such construction, maintenance or repair, at Grantee's cost and expense.

This Grant shall be binding upon the successors and assigns of Grantor and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed this 30th day of January, 2007.

IKEA PROPERTY INC.

By: *Harry Iernes*

Its: VP

By: *Don A. [Signature]*

Its: VP

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

On the 30th day of January, 2007 personally appeared before me Gary Ternus and David Iemolo, who, being duly sworn, did say that they are the Vice President and Vice President, respectively, of IKEA Property, Inc. and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors or its Bylaws, and acknowledged to me that said corporation duly executed the same.



Notary Public

NOTARIAL SEAL
Margaret E. Jones, Notary Public
Plymouth Twp., County of Montgomery
My Commission Expires Oct. 29, 2007

